066.0	0003	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	779,900	/	779,900
USE VALUE:	779,900	/	779,900
ASSESSED:	779,900	/	779,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		VICTORIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BILAFER ELIZABETH M
Owner 2:	
Owner 3:	
Street 1:	15 VICTORIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BILAFER ELIZABETH M -
Owner 2:	-
Street 1:	15 VICTORIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,341 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1961 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7341.000	328,300	3,400	448,200	779,900
Total Card	0.169	328,300	3,400	448,200	779,900
Total Parcel	0.169	328,300	3,400	448,200	779,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.66 | /Parcel: 397.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	42288
GIS Ref	
GIS Ref	
Insp Date	09/13/18

!5667!

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,300	3400	7,341.	448,200	779,900	779,900	Year End Roll	12/18/2019
2019	101	FV	249,500	3400	7,341.	416,100	669,000	669,000	Year End Roll	1/3/2019
2018	101	FV	249,500	3400	7,341.	416,100	669,000	669,000	Year End Roll	12/20/2017
2017	101	FV	249,500	3400	7,341.	364,900	617,800	617,800	Year End Roll	1/3/2017
2016	101	FV	249,500	3400	7,341.	332,900	585,800	585,800	Year End	1/4/2016
2015	101	FV	243,300	3400	7,341.	294,500	541,200	541,200	Year End Roll	12/11/2014
2014	101	FV	243,300	3400	7,341.	278,500	525,200	525,200	Year End Roll	12/16/2013
2013	101	FV	243,300	3400	7,341.	265,100	511,800	511,800		12/13/2012

PRINT

Date	Time
12/10/20	20:31:32

LAST REV

Date	Time
12/27/18	18:13:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5667

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BILAFER ELIZABE	56789-225		4/28/2011	Convenience		No	No		John J Bilafer dod 7/10/2018
	11997-395		5/13/1971			No	No		N

USER DEFINED

Prior Id # 1:	42288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2004	1023	Siding	24,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
12/16/2008	Meas/Inspect	163	PATRIOT
4/22/2005	Permit Visit	BR	B Rossignol
3/8/2005	External Ins	BR	B Rossignol
10/6/1999	Meas/Inspect	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7341		Sq. Ft.	Site		0	70.	0.87	12									448,161						448,200	

Total AC/HA: 0.16853 | Total SF/SM: 7341 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,161 | Spl Credit | Total: 448,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24028563
Const Adj.:	0.98960400
Adj $ / SQ:	153.424
Other Features:	77688
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403313
Depreciation:	75016
Depreciated Total:	328297

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

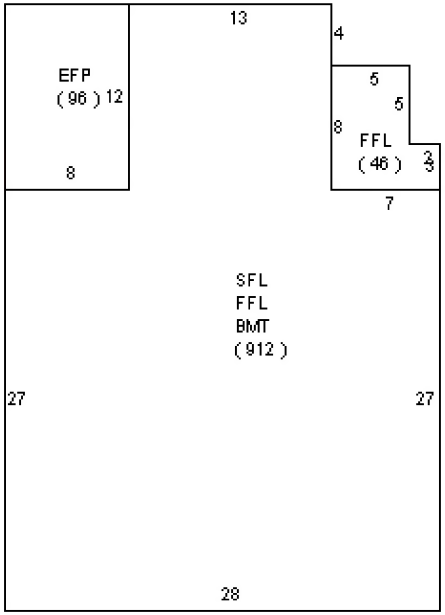
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.42
Special Features:	0	Val/Su Net:	117.80
Final Total:	328300	Val/Su SzAd	184.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	958	153.420	146,980
BMT	Basement	912	52.010	47,434
SFL	Second Floor	821	153.420	125,930
EFP	Enclos Porch	96	55.010	5,281

Net Sketched Area:	2,787		Total:	325,625	
Size Ad	1778.7999	Gross Are	2878	FinArea	1961

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400